

FUND 340

HOUSING ASSISTANCE PROGRAM

Board of Supervisors' Adjustments

The following funding adjustments reflect all changes to the FY 2003 Advertised Budget Plan, as approved by the Board of Supervisors on April 29, 2002:

- ◆ A net decrease of \$250,000 as part of the \$28.8 million Reductions to County Agencies and Funds approved by the Board of Supervisors to allow for a two-cent real estate tax rate reduction and to provide additional funding for the Fairfax County Public School system. These reductions include a decrease of \$190,000 in Project 003923, Undesignated Project, for Capital Projects to be approved by the Board of Supervisors in the context of the Capital Improvement Program (CIP), and a decrease of \$60,000 in Project 014010, Commercial Revitalization, for the elimination of exempt limited term positions.

The following funding adjustments reflect all approved changes to the FY 2002 Revised Budget Plan from January 1, 2002 through April 22, 2002. Included are all adjustments made as part of the FY 2002 Third Quarter Review:

- ◆ In order to account for revenues and expenditures in the proper fiscal year, an audit adjustment in the amount of \$4,512 has been reflected as an increase to the FY 2001 revenues. As a result of these adjustments the FY 2002 beginning balance is increased by \$4,512.
- ◆ Subsequent to the *FY 2001 Carryover Review* allocations provided \$458,980 including \$199,560 for Project 003907, James Lee Community Center, for professional architectural and engineering services, \$89,802 for Project 014141, Mason District Park, for the design and renovation of the Mason District Park pond, \$113,742 for Project 003817, Bailey's Community Center, for the purchase of computer equipment and services for a Youth Computer Clubhouse, and \$55,876 for Project 014050, Herndon Senior Center, for site improvements.

County Executive Proposed FY 2003 Advertised Budget Plan

Purpose

The Housing Assistance Program has been a source of funds for the development of low- and moderate-income housing and support of public improvement projects in low- and moderate-income neighborhoods. In recent fiscal years the primary use of the Fund is to support the Commercial Revitalization Program including staff resources, marketing, consultant services, and capital projects. The Fund also supports the Blight Abatement Program. In addition, proceeds from the U.S. Department of Housing and Urban Development (HUD) Section 108 Loan provide for public improvement projects in five of the County's Conservation Areas.

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FY 2003 Initiatives

In FY 2003, \$1,850,000, the same level of funding as the FY 2002 Adopted Budget Plan, is provided for Commercial Revitalization activities including \$1,052,000 to address current program needs for staffing and other efforts associated with countywide revitalization projects and \$798,000 for projects to be approved by the Board of Supervisors in the context of the Capital Improvement Program (CIP) or other planning discussions of priorities. Projects identified for FY 2003 include: Annandale Revitalization Area - a façade improvement program for design guidelines and property improvements, \$72,678, and a marketing incentive program, \$29,071; Bailey's Crossroads Revitalization Area - streetscape improvements in the Seven Corners area, \$109,016, and a consultant study for the Southeast Quadrant community, \$54,508; Springfield Revitalization Area - design of a public parking facility in the Springfield Town Center, a feasibility study for the development of a cultural arts center, artist housing, studio space and performance and gallery space, and options on available land, totaling \$387,372; and a fund for Revitalization Area Field Representatives to facilitate services on behalf of the local business community, \$145,355.

Funding Adjustments

The following funding adjustments reflect all approved changes to the FY 2002 Revised Budget Plan since the passage of the FY 2002 Adopted Budget Plan. Included are all adjustments made as part of the FY 2001 Carryover Review and all other approved changes through December 31, 2001:

- ◆ As part of the *FY 2001 Carryover Review*, the Board of Supervisors approved an increase of \$11,876,835 due to the carryover of unexpended project balances.

A Fund Statement, a Summary of Capital Projects, and Project Detail Tables for the capital projects funded in FY 2003 are provided on the following pages. The Summary of Capital Projects may include some projects without a Total Project Estimate amount. These projects are considered "continuing" projects or projects for which funding is necessary on an ongoing basis (e.g., a contingency or planning project). The Project Detail Tables include project location, description, and source of funding and completion schedules.

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FUND STATEMENT

Fund Type H34, Capital Project Funds

Fund 340, Housing Assistance Program

	FY 2001 Actual	FY 2002 Adopted Budget Plan	FY 2002 Revised Budget Plan	FY 2003 Advertised Budget Plan	FY 2003 Adopted Budget Plan
Beginning Balance	(\$95,040)	\$0	\$3,048,847	\$0	\$4,512
Revenue:					
Blight Abatement Proceeds	\$18,437	\$0	\$0	\$0	\$0
Investment Income ¹	4,512	0	0	0	0
Grant Proceeds	0	0	921,480	0	0
Section 108 Proceeds	930,000	0	8,370,000	0	0
Total Revenue	\$952,949	\$0	\$9,291,480	\$0	\$0
Transfer In:					
General Fund (001)	\$2,883,404	\$1,850,000	\$1,850,000	\$1,850,000	\$1,600,000
Total Transfer In	\$2,883,404	\$1,850,000	\$1,850,000	\$1,850,000	\$1,600,000
Total Available	\$3,741,313	\$1,850,000	\$14,190,327	\$1,850,000	\$1,604,512
Expenditures:					
Capital Projects ²	\$692,466	\$1,850,000	\$14,185,815	\$1,850,000	\$1,600,000
Total Expenditures	\$692,466	\$1,850,000	\$14,185,815	\$1,850,000	\$1,600,000
Total Disbursements	\$692,466	\$1,850,000	\$14,185,815	\$1,850,000	\$1,600,000
Ending Balance	\$3,048,847	\$0	\$4,512	\$0	\$4,512

¹ In order to account for revenues and expenditures in the proper fiscal year, an audit adjustment in the amount of \$4,512 has been reflected as an increase to the FY 2001 revenues. The audit adjustment has been included in the FY 2001 Comprehensive Annual Financial Report (CAFR).

² It should be noted that in the Fall of 1988 a Commercial and Redevelopment Bond Referendum was approved, of which \$9.7 million was designated for the redevelopment of the Woodley-Nightingale mobile home park. An amount of \$6.37 million remains authorized but unissued for this project.

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FY 2003 Summary of Capital Projects

Fund: 340 Housing Assistance Program

Project #	Description	Total Project Estimate	FY 2001 Actual Expenditures	FY 2002 Revised Budget	FY 2003 Advertised Budget Plan	FY 2003 Adopted Budget Plan
003817	Bailey's Community Center	\$123,705	\$0.00	\$113,742.00	\$0	\$0
003844	Emergency Housing	578,449	0.00	128,584.80	0	0
003846	Bailey's Road Improvements	1,395,410	0.00	1,107,859.34	0	0
003848	Fairhaven Public Improvements	1,464,692	0.00	1,097,603.00	0	0
003875	Island Walk Cooperative	50,000	0.00	50,000.00	0	0
003884	Chatham Towne	62,350	0.00	62,350.00	0	0
003905	Gum Springs Public Improvements	2,597,848	35.00	1,812,112.85	0	0
003907	James Lee Community Center	658,464	84,294.84	574,169.16	0	0
003910	James Lee Road Improvement	352,092	0.00	94,033.96	0	0
003923	Undesignated Projects		0.00	7,045.00	798,000	608,000
003978	Lincolnia Elementary School	7,777,651	0.00	34,584.00	0	0
013808	Herndon Harbor House Phase I	25,180	0.00	0.00	0	0
013817	McLean Hills	22,666	0.00	22,666.00	0	0
013846	Murraygate Village	1,038,750	0.00	0.00	0	0
013905	Creighton Square/Lockheed Blvd	53,365	0.00	0.00	0	0
013912	Stevenson Street	64,863	0.00	0.00	0	0
013918	Jefferson Manor Public Imp.	4,407,000	22,335.52	4,125,598.86	0	0
013944	Gum Springs Community Center	9,785	0.00	0.00	0	0
013948	Little River Glen Phase II	9,384	0.00	0.00	0	0
013963	Section 108 Loan Issuance Costs		0.00	93,000.00	0	0
013966	Telegraph Road Property	36,908	0.00	0.00	0	0
013969	Castellani Meadows	9,875	0.00	0.00	0	0
014010	Commercial Revitalization		93,375.95	1,016,430.31	307,000	247,000
014020	Stonegate Village Phase II	14,750	0.00	1,371.41	0	0
014045	McLean Revitalization	100,000	0.00	50,000.00	0	0
014047	Lake Anne Reston	50,000	50,000.00	0.00	0	0
014048	Revitalization Spot Blight Abatement		13,349.99	431,060.94	0	0
014050	Herndon Senior Center	55,876	0.00	55,876.00	0	0
014100	Commerce Street Redevelopment	300,000	0.00	300,000.00	0	0
014101	Kings Crossing Redevelopment	575,000	876.90	574,123.10	0	0
014102	Gallows Road Streetscape	200,000	0.00	200,000.00	0	0
014103	Richmond Hwy Facade Imp	150,000	2,316.58	147,683.42	0	0
014104	Revitalization Program Costs		425,000.00	660,000.00	745,000	745,000
014115	Sacramento Community Center	712,000	881.64	711,118.36	0	0
014116	Partnership Programs		0.00	100,000.00	0	0
014117	Richmond Highway Corridor	100,000	0.00	100,000.00	0	0
014122	Allen Street	75,000	0.00	75,000.00	0	0
014125	David R. Pinn Community Center	100,000	0.00	100,000.00	0	0
014133	Springfield Bio-Info Incubator		0.00	250,000.00	0	0
014141	Mason District Park - EDI		0.00	89,802.00	0	0
Total		\$23,171,063	\$692,466.42	\$14,185,814.51	\$1,850,000	\$1,600,000

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003923	Undesignated Projects
Countywide	Countywide
<p>This project provides FY 2003 funding of \$608,000 for Commercial Revitalization projects to be approved by the Board of Supervisors in the context of the Capital Improvement Program (CIP) and/or other planning discussions of priorities.</p> <p>The following projects are identified for FY 2003: In the Annandale Revitalization Area - a façade improvement program for design guidelines and property improvements, and a marketing incentive program; in the Bailey's Crossroads Revitalization Area - streetscape improvements in the Seven Corners area, and a consultant study for the Southeast Quadrant community; in the Springfield Revitalization Area - design of a public parking facility in the Springfield Town Center, a feasibility study for the development of a cultural arts center, artist housing, studio, performance and gallery space, and options on available land; and a fund for Revitalization Area Field Representatives to facilitate services on behalf of the local business community.</p>	

	Total Project Estimate	Prior Expenditures	FY 2001 Expenditures	FY 2002 Revised Budget Plan	FY 2003 Advertised Budget Plan	FY 2003 Adopted Budget Plan	Future Years
Land Acquisition		\$0	\$0	\$0	\$0	\$0	\$0
Design and Engineering		0	0	7,045	0	0	0
Construction		0	0	0	0	0	0
Other		0	0	0	798,000	608,000	0
Total	\$0	\$0	\$0	\$7,045	\$798,000	\$608,000	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$608,000	\$0	\$0	\$0	\$608,000

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014010	Commercial Revitalization Studies Program
Countywide	Countywide
<p>This project provides FY 2003 funding of \$247,000 for the continuation of activities initiated in FY 2001, including contracted and/or part-time staffing that provides support as the Department of Housing and Community Development transitions from a primary emphasis on development projects to revitalization activities, marketing materials for countywide revitalization activities, consultant services and training. In the <u>FY 2002 Adopted Budget Plan</u>, \$290,000 was provided for these activities as the agency continued the development of a strategic plan to implement the transitional activities.</p> <p>Funding prior to FY 2001 provided for commercial revitalization and blight abatement efforts to address program needs in conformance with area Comprehensive Plans for seven Revitalization areas: Bailey's Crossroads/ Seven Corners, Annandale, Richmond Highway, Lake Anne, Merrifield, Springfield, and McLean.</p>	

	Total Project Estimate	Prior Expenditures	FY 2001 Expenditures	FY 2002 Revised Budget Plan	FY 2003 Advertised Budget Plan	FY 2003 Adopted Budget Plan	Future Years
Land Acquisition		\$0	\$0	\$162,077	\$0	\$0	\$0
Design and Engineering		551,420	93,329	1,908	0	0	0
Construction		795	0	0	0	0	0
Other		52,979	47	852,445	307,000	247,000	0
Total	Continuing	\$605,194	\$93,376	\$1,016,430	\$307,000	\$247,000	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$247,000	\$0	\$0	\$0	\$247,000

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014104	Revitalization Program Costs
Countywide	Countywide
<p>In FY 2003, funding in the amount of \$745,000 is provided for staff and administrative costs associated with the continuation of previously approved Revitalization projects, and 3/3.0 SYE Merit Regular positions responsible for marketing and business activities associated with revitalization activities. The projects include Commerce Street Redevelopment, a public/private effort to revitalize the Commerce Street area between Old Keene Mill Road and I-95 in Central Springfield; Kings Crossing Development, a public/private project to redevelop the Penn Daw area between the intersection of North Kings Highway and Richmond Highway; Springfield Town Center, a public/private redevelopment project in Central Springfield including an Arts Center, parking, a marketplace, and housing; Annandale Town Center, a public/private development of residential properties; Bailey's Entrepreneurship Center, a location in Bailey's Crossroads area where multi-ethnic merchants from the area can display their goods and merchandise; Merrifield Streetscape, improvements to Gallows Road between Dunn Loring Metro and Route 29; and Mount Vernon Market Place, a location in the Mount Vernon area where merchants from the area can display their goods and merchandise.</p> <p>Staff costs in Fund 940, FCRHA General Operating, will also be reimbursed from this project and will be realized in Fund 940 as revenue. These positions have been responsible for housing development efforts producing financing fee income. However, the Department of Housing and Community Development is transitioning from a sole emphasis on housing development to broaden the scope of activity to include revitalization and redevelopment activities. During this transition phase, the funds in this project will cover the anticipated project expenditures and lost revenue until the revitalization and redevelopment activities generate fee income.</p> <p>The 3/3.0 Merit Regular positions are included on the Organization chart in the Agency 38, Housing and Community Development General Fund, and are reimbursed from Fund 340 for revitalization related activities. These positions would participate in business partnership, area marketing, real estate marketing, organizational development, graphics and grant activities.</p>	

	Total Project Estimate	Prior Expenditures	FY 2001 Expenditures	FY 2002 Revised Budget Plan	FY 2003 Advertised Budget Plan	FY 2003 Adopted Budget Plan	Future Years
Land Acquisition		\$0	\$0	\$0	\$0	\$0	\$0
Design and Engineering		0	0	0	0	0	0
Construction		0	0	0	0	0	0
Other		0	425,000	660,000	745,000	745,000	0
Total	Continuing	\$0	\$425,000	\$660,000	\$745,000	\$745,000	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$745,000	\$0	\$0	\$0	\$745,000